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QUITCLAIM DEED

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FIBRON CORPORATION, a Delaware corporation, Granton, releases and quitclaims to the CIT: OF PORTLAND, a municipal corporation, by and through the PORTLAND DEVELOPMENT COMMISSION, Grantee, all right, title and interest in and to the following described real property:

PARCEL I:

A part of Fractional or Irregular Block 7, all of River Lot 2, and part of River Lot 1 and that part of Albany Street, vacated, all in JAMES JOHN'S ADDITION TO THE TOWN OF ST. JOHNS, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

BEGINNING at the most fortherly corner of Fractional Block 7; thence Southeasterly on the Northeasterly line of said Block, to a point 40 feet Northwesterly from the most Eusterly corner of said Block; thence in a Southwesterly direction, along a line drawn parallel to the Northwesterly side line of said Fractional Block and an extension thereof, across Albany (formerly N. Sacond) Street, now vacated, and continuing on said course, along a line drawn parallel with the Northwesterly line of said River Lot 1 to the Willamette River; thence Northwesterly, along the meanderings of said River, to the Northwesterly line of said River Lot 2, and an extension thereof, across Albany Street aforesaid, and continuing on the same course flong the Northwesterly line of said River Lot 2, and an extension thereof, across Albany Street aforesaid, and continuing on the same course flong the Northwesterly line of said Block 7, to the place of t ginning, TOGSTHEK WITH the vacated portion of N. Fittsburg Avenue, which inured to Parcel I by Ordinance No. 141312 of the City of Portland.

PARCEL II:

BEGINNING on the Southeasterly line of N. Bradford Street, which is also the Northeasterly line of Fractional Block 7, in JAMES JOHN'S ADDITION TO THE TOWN OF ST. 2 JOHNS, in the City of Portland, County of Multhomah, and State of Oregon, 40 feet Northwesterly

from the most Easterly corner of said Practional Block thence Southwesterly and parallel with hwesterly line of N. Salem Avenue and Northwesterly Southwesterly extension thereof, to the Barbor Line or the Willamette River; thence Southeasterly, along said Harbor Line, to its intersection with the Southerly extension of the Southeasterly line of River Lot 7, ST. JOHNS: thence Northeasterly, along said Southeasterly line of said River Lot 7 and a Northerly extension thereof, to the most Southerly corner of Lot 3. Wlock 2, ST. JOHNS; thence along the Southeasterly lines of Lots 3 and 6, Block 2, ST. JOHNS to the most Easterly corner of said Lot 6, on the Southwesterly line of 3. Bradford Street; thence along said Southwesterly line of N. Bradford Street to the place of beginning; TOGETHER WITH all those portions of vacated streets which inured to said premises; SUBJECT TO the rights of the public as to those portions of said premises lying within the boundaries of N. Burlington Avenue.

PARCEL III:

A portion of Fractional or Irregular Black 4, JAMES JOHN'S ADDITION TO THE TOWN OF ST. JOHNS, as the City of Portland, County of Multnoman and State of Oregon, more particularly described as follows:

BEGINNING at the most Westerly corner of said Block 4, same being also the intersection of Salem Street (now N. Salem Avenue) and Crawford Street (now N. Crawford Street) in said City of St. Johns; thence in a Southeasterly direction, along the Northerly line of said N. Crawford Street 50 feet; thence Northeasterly, along a line drawn parallel with N. Salem Avenue 100 feet; thence at right angles Northwesterly along a line drawn parallel with said N. Crawford Street 50 feet to said N. Salem Avenue; thence Southwesterly, along the East line of said Salem Street 100 feet to the place of beginning, all in the City of Portland, County of Multnomah and State of Oregon.

PARCEL IV:

Block 12, JAMES JOHN'S SECOND ADDITION TO TT. JOHNS, in the City of Portland, County of Multnomah and State of Oregon: EXCEPTING THEREFROM that portion conveyed to the City of Portland, by Deed recorded June 16, 1961, in Book 2067, Prige 79, Deed Records.

PARCE LEV.

All that portion of River or Wharf Lots 1, 2, 3, 4, 5 and 6, ST. JOHNS, in the City of Portland, according to the duly recorded plat thereof, and also all that

BEGINNING at the Southwest corner of a certain tract of land conveyed by way of Mortgage by Western Wool Warehouse Company, an Oregon corporation, to Ladd & Tilton Bank by that certain Mortgage recorded in Book 892, Page 394, Mortgage Records; running thence in an Easterly direction, along the Southerly line of that tract of land described in said Mortgage, a distance of 226.25 feet to the Foutheast corner thereof; thence in an Basterly direction, along an extension of Southerly line of that tract of land described in said Mortgage to a point in the Westerly line of N. Richmond Avenue; thence in a Southwesterly direction along said Westerly line of N. Richmond Avenue and an extension thereof, to the low water mark in the Willamette River; thence following the low water mark in the Willamette River down stream and in a Westerly direction to the point of intersection between said low water mark and a Southerly extension of the Westerly side line of said tract of land described in said Mortgage; thence Northeasterly, along said last mentioned line to the point of beginning.

PARCEL VI:

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All of the following bounded and described real property, situated in the City of Portland, County of Multnomah and State of Oregon:

BEGINNING at a point on the Westerly line of N. Richmond Avenue, 31.5 feet Southerly from the Southeast corner of said Block 1, ST. JOHNS; thence Southerly and following the Westerly line of N. Richmond Avenue, 20 feet; thence North 68° 30' West, parallel to the Southerly line of said Block 1, 120.5 feet; thence Southerly, parallel to the Westerly line of N. Richmond Avenue, 50.5 feet; thence Westerly, at right angles 14.1 feet; thence Southerly, at right angles and parallel with the Westerly line of N. Richmond Avenue 64 feet; thence in a Westerly direction 226.25 feet to a point on the Westerly line of said River or Wharf Lot 6, which is 351 feet South 24° 30° West from the Northwest corner of said Lot 7 in Block 2, ST. JOENS; thence North 24° 30° Fast, along the Westerly line of said River Lot 6 and the same extended 351 feet to the Northwest corner of said Lot 7 in Block 2; thence South 65° 30' East, along the Southerly line of N. Bradford Street 156 feet to a point 4 feet Westerly from the Northwest corner of said Block 1; thence South 24° 30' West, parallel to the East line of said Block 1 130.5 feet; thence South 65° 30' East, parallel to the

Southerly line of said Block 1, 73.74 feet; thence South 24° 30' West, parallel to the Easterly line of said Block 1, 101 feet; thence South 65° 30' East, parallel to the Southerly line of said Block 1, 130.26 feet, more or less, to the place of beginning.

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PARCEL VII:

A trac' of land in the City of Portlane, County of Multnomah and State of Oregon, described a follows:

BEGINNING at a point 31.5 feet South Southeasterly corner of Lot 1, Block 1, ST. JOHNS; thence Northerly, along the Easterly line of Block 1, 231.5 feet; thence Westerly 204 feet to a point in the Northerly line of Block 1, extended Westerly; thence Southerly and parallel to the Westerly line of Block 1, 130.5 feet; thence Easterly, parallel to the Southerly line of Lot 5, Block 1, 73.74 feet; thence Southerly and parallel to the Westerly line of Lot 3, Block 1, 101 feet; thence Easterly in a straight line, 130.26 feet to the point of beginning; ALSO, the following BEGINNING at a point in described property, to-wit: the Westerly line of N. Richmond Avenue, which said point is 251.5 feet South of the Northeasterly corner of Block 1, ST. JOHNS; thence Southerly, along the Westerly line of N. Richmond Avenue 123.46 feet; thence North 61° 42' West 134.90 feet; thence Northerly and parallel with the Westerly line of N. Richmond Avenue 64 feet; thence Easterly and parallel with the South line of block 1 in said addition, 14.10 feet; thence Northerly and parallel with the Easterly line of N. Richmond Avenue 50.5 feet; thence Easterly and parallel with the Northerly line of said Block 1, 120.50 feet to the place of beginning.

PARCEL VIII:

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 7, ST. JOHNS, in the City of Portland, County of Multnomah and State of Oregon; TOGETHER WITH that portion of N. Charleston Avenue lying between Blocks 7 and 8, ST. JOHNS, as vacated by Ordinance No. 110866, and that portion of N. John Avenue, lying between Block 6 and 7, ST. JOHNS.

PARCEL XIX:

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 8, ST. JUHNS, in the City of Portland, County of Multnomah and State of Oregon, said real property being all of said Block 8.

PARCEL X:

All that portion of N. Richmond Avenue in the City of

Portland, County of Multnomah and State of Oregon, lying Southerly of the Southwesterly line of O.W.R. & N. CO. right-of-way.

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PARCEL XI:

A tract of land described as being at the point in the Southwest corner of the William and Nancy Caples Donation Land Claim, in the City of Portlan?, County of Multnomah and State of Oregon; running thence Easterly, parallel with the Willamette liver to a point in the Easterly line of Richmond Street, as now laid out and established and shown in official map of the City of St. Johns; running thence in a Northeasterly direction following the Easterly line of Richmond Street 282 feet, more or less, to the Southerly line of O.W.R. & N. Company's right-of-way; thence South 71° East 133 feet, more or less, along the Southerly line of O.W.R. & N. Company's right-of-way to the Westerly line of Block 49, A. L. MINER'S ADDITION; thence Northerly, following the Westerly line of Block 49 to Southerly line of Bradford Street, if extended; thence Easterly on the Southerly line of Bradford Street, if extended, to the center of Tyler Street before being vacated, said point being 30 feet from the Northeast corner of Block 46, MINER'S ADDITION; thence Southerly, along the centerline of Tyler Street, before vacated, parallel with and 30 feet distant from the Easterly line of Block 46 and extension thereof, to the center of Albany Street, before vacated; thence Westerly, following the centerline of Albany Street, to a point 118 feet Easterly from the Westerly line of Block 52 in said MINER'S ADDITION TO THE TOWN OF ST. JOHNS, it said line were extended across what was formerly Albany Street; thence Southerly and parallel with the Westerly line of said Block and extension thereof and 118 feet distant therefrom to the low water mark in the Willamette River; thence Westerly, following the low Water mark of said River, to a point where the same intersects at the Easterly line of Richmond Street, or what would be Easterly line of Richmond Street, if extended to the low water mark of said River; thence Northerly, along the Easterly line of Richmond Street, to the point of beginning; EXCEPTING the right of way of O.W.R. & N. Company.

PARCEL XII:

A tract of land in Section 12, Yownship 1 North, Range 1 West of the Willamette Mecidian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

BEGINNING at the Northwest corner of Block 49, A. L.

MINER'S ADDITION, in the City of Portland, County of Multnomai, and State of Oregon; thence Northwesterly, along the Southerly line of N. Bradford Street extended Westerly, to the intersection of said line so extended with the Northeasterly right-of-way line of the O.W.P. & N. Company Railway; thence Southeasterly, along said right-of-way line, to its intersection with the Westerly line of said Block 49; thence Northerly, along the Westerly line of Block 49 to the point of beginning.

PARCEL XIII:

A tract of land in Section 12, Township 1 North, Range 1 West of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

BEGINNING at a point in the Southerly right-of-way line of the Oregon-Washington Railroad & Navigation Company at its intersection with a line drawn parallel to and distant 112.0 feet at right angles in an Easterly direction from the Westerly side line of Block 52, A. L. MINER'S ADDITION, as shown on the duly recorded plat thereof; running thence South 24° 38' 15" West, parallel to said Westerly line of said Block 5, 190.0 feet to the boundary of said A. L. MINER'S AUDITION; thence South 29° 29' West 156.38 feet to the Harbor line of the Willamette River; thence South 60° 31' East, along the Harbor line, 386.59 feet to an intersection with a Southerly extension of the centerline of N. Tyler Avenue; thence North 24° 38' 15" East, along said extension of the centerline of N. Tyrer Avenue 311.78 feet to a point in the Southerly right-of-way line of Oregon-Washington Railroad & Navigation Company; thence Westerly, along said rightof-way line to the point of beginning; EXCEPT that portion lying Easterly of the centerline of N. VanBuren Avenue, as extended Southerly to the Harbor Line of the Willamette River.

The true and actual consideration for this conveyance is One Dollar (\$1.00), and other good and valuable consideration.

> DATED this 9 day of Fobracry , 1979. FIBRON CORPORATION, a Delaware corporation

County of Multnomah

Con this 9th

before me appeared. James D. Ryckman

day of February

X me personally known who being duly sworn, did say that he, thereined James. D. ... Ryckman

is the Vice President, and kenthannich

 σl Fibron Corporation

ionatka Somackak the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and scaled in behalf of said Corporation by authority of its Board col Directors, and James D. Ryckman 2020

acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have become set my hand and affixed my official seal the day and year last above written.

Bunie C. Buneta Notary Public for Oregon to Commission expires 11-3-81

STATE OF OREGON

Multaoman County

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Istration. Services and Recorder of Conversations and for sale County, do hereby certify; that the and recorded in the fetore of county and the sale recorded in the fetore of the second county at a sale county

FEB 1 5-1979 -9 00 AM
HULTHOMAH COUNTY GLOCA

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witness my hand and soul of office affixed.

Olegatiment of Administration

m. Butra

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. Deputy

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